

## HPZ 2020-008 - 2928 North Beverly

### Discussion of alternative window trim details at replacement and new windows

The TPCHC Plans Review Subcommittee requested applicant explore window trim details to distinguish between replacement/modified windows (as at West elevation) and new window openings in existing walls to distinguish them from existing fenestration.

Applicant's current design is based on residential steel casement windows, for reasons of compatibility with subject property and adjacent contributing dwelling approved by this subcommittee in HPZ 04-13, and compliance with "Fort Lowell Historic Preservation Zone Design Review Guidelines."

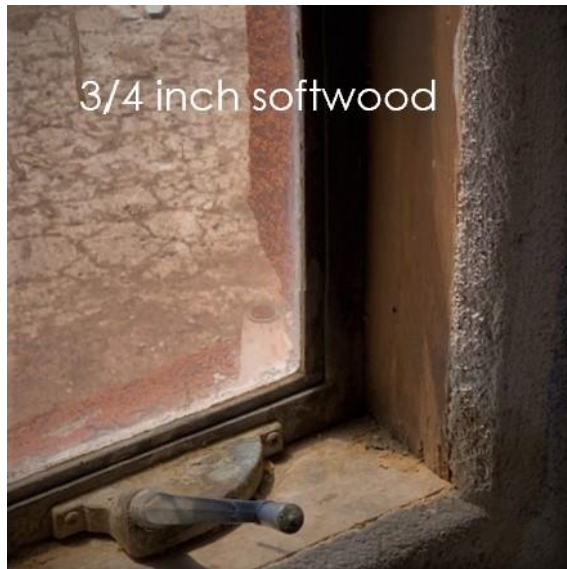
Both dwellings, HPZ 2020-8 and HPZ 04-16 are frame buildings with stucco exterior and lime or gypsum plaster on lath interior wall finishes. They are not high-style buildings, and many of the opening details are vernacular in nature more than representative of a specific style. Please review attached photographs and sketch details for the prevailing details and proposed options.

Typical window opening details show the window at or near the middle of the wall thickness, with stucco wrapping back into opening to face of window at head, jamb and sill, and ¾ inch softwood at interior face of window at head, jamb and sill.



Stucco wrap at sill and jamb at existing window West elevation 2928 N. Beverly. The stucco sill detail is inexpensive, vernacular, and widely used over long periods of time. It is not associated with any particular historic style.

Next page shows same opening from inside.



This is the typical interior trim detail at 2928 N Beverly

Possible Option to address differentiation of existing from new:  
Brick Sill.



A brick sill is a better option in terms of weathering and exclusion of moisture.

Possible Option to address differentiation of existing from new:  
Wood trim at head and jamb.



In this instance, the exterior wood would project about one inch proud of the stucco, and the interior trim would flush out with the plaster finish. I have some redwood salvaged from this project that would be suitable for both faces. The sill would be brick.

Interior sill options that I would like to use would be a brick sill. The wood sills take a beating from condensation. Brick would be more durable.